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-OPTION 2

## Bridge Street Alnwick

- End terraced house
- Four bedrooms
- Close to amenities
- Rear yard
- Gas central heating
- No chain

Auction Guide Price: **£180,000+**



# 1 Bridge Street Alnwick Northumberland NE66 1QY

Located within the historic town of Alnwick in Northumberland, this stone end-terraced house has an attractive façade with modern sash windows, and rooms with high ceilings and stripped wood doors. The main living space downstairs consists of a reception room to the front with a wood burning stove, and a dining kitchen at the rear. The characterful long entrance hall has an exposed stone wall and leads down to a small utility and the ground floor bathroom. Upstairs on the first floor there are three bedrooms, and a staircase from the first floor landing leads up to the attic space which has stripped wood floors and Velux windows. This area of Alnwick is popular with both owner occupiers and holiday let investors due to the characterful period stone terraces and the close proximity to the town centre. A local Co-op is nearby, as well as walking distance to Swansfield Primary School and bus services on West Parade.



## HALL

Radiator | Staircase to first floor | Exposed stone wall | Storage cupboard with window and tiled floor | External door to rear yard | Door to utility

## LOUNGE 12' 4" x 13' 5" (3.76m x 4.09m)

Double glazed sash window | Radiator | Stripped wood floor | Fireplace with wood burning stove and hearth | Cornicing to ceiling



## KITCHEN 13' 3" x 10' 11" (4.04m x 3.32m)

Double glazed sash window | Radiator | Fitted units | Stainless steel sink | Electric hob | Extractor fan | Electric oven | Tiled splashbacks | Space for washing machine

## UTILITY 4' 3" x 5' 8" (1.29m x 1.73m)

Double glazed frosted window | Plumbing for washing machine | Tiled floor | Work bench | Extractor fan | Storage cupboard | Door to bathroom | Space for tumble dryer

## BATHROOM

Double glazed frosted window to side | Bath with electric shower | Close coupled W.C. | Pedestal wash hand basin | Radiator | Wet wall panels | Extractor fan



## SPLIT LANDING

Double glazed window

## FIRST FLOOR LANDING

Doors to bedrooms one, two and three, and W.C. | Staircase to second floor

## BEDROOM ONE 12' 9" x 9' 11" plus alcove (3.88m x 3.02m plus alcove)

Double glazed sash window | Storage cupboard | Radiator

## BEDROOM TWO 10' 5" max x 12' 9" (3.17m max x 3.88m)

Double glazed sash window | Storage cupboard | Radiator

**BEDROOM THREE 6' 8" x 9' 3" (2.03m x 2.82m)**

Double glazed sash window | Radiator

**W.C.**

Close coupled W.C. | Wash hand basin | Extractor fan

**SECOND FLOOR LANDING**

Double glazed window | Storage cupboard

**ATTIC SPACE 18' 0" max x 17' 0" max (5.48m max x 5.18m max)**

Restricted head height | Stripped wood floor | Radiator | Double glazed window

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: On street parking

**MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and conformation should be sought from a conveyancer as to its effect on the property, if any.

**TENURE**

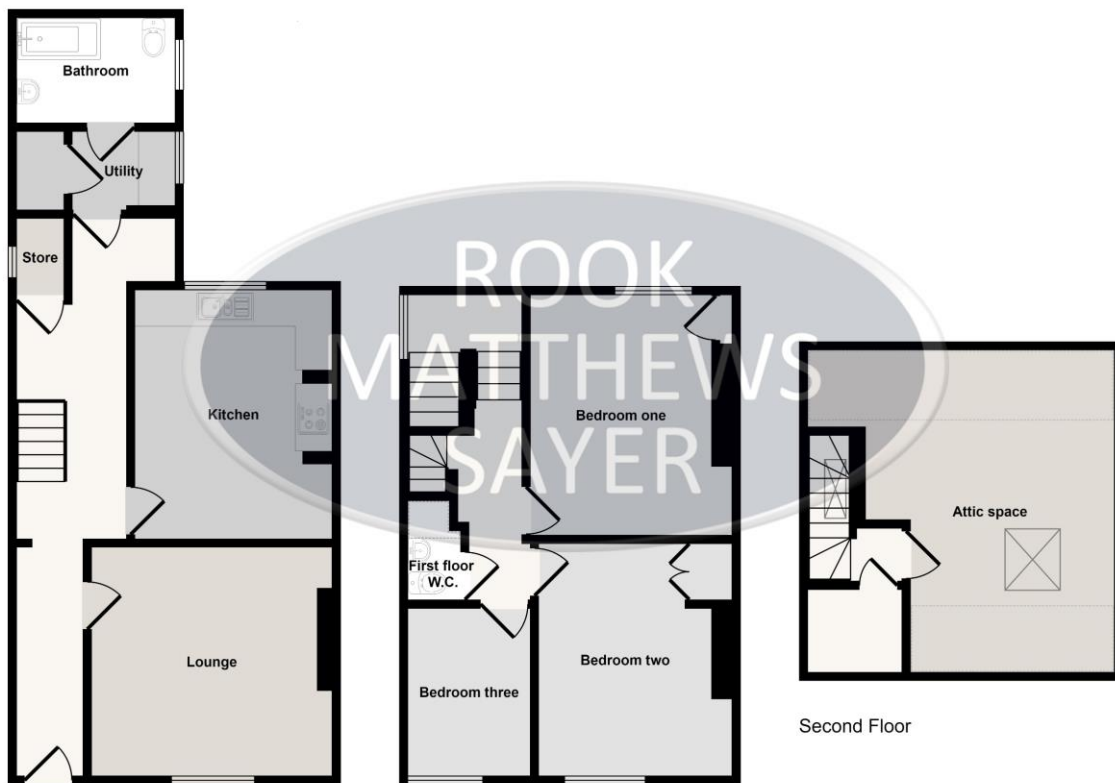
Freehold. It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: B | EPC RATING: E**

AL008716/DM/RJ/23.04.2024/V1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		





Ground Floor

First Floor

Second Floor

**1 Bridge Street**

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Version 1

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